

Open Space, Conservation & Recreation Element

City of Moorpark

OSCAR Clements

I hereby certify, under
penalty of perjury, that the
following is a true and
correct copy of the element
adopted by the City Council
of the City of Moorpark,
on 8-4-86 by Res. 98-330.

Dated: 2-16-88

Maurice P. Post
City Clerk of the City of
Moorpark, California

(Seal)



Michael Brandman Associates

August 1986

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RESOLUTION NO. 86-330

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, ADOPTING THE OPEN SPACE, CONSERVATION AND RECREATION ELEMENT OF THE GENERAL PLAN OF SAID CITY.

WHEREAS, a draft Open Space, Conservation and Recreation (OSCAR) element has been prepared for the City of Moorpark, on file in the Office of the City Clerk, designated as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Parks and Recreation Commission considered the draft OSCAR Element on February 19, 1986 and May 21, 1986, and at that time, approved forwarding the draft OSCAR Element to the City Council for adoption; and

WHEREAS, the Planning Commission held public hearings on June 11, 1986 and June 25, 1986, to review input during the preparation of said draft OSCAR Element; and

WHEREAS, the Planning Commission considered the draft OSCAR Element on June 25, 1986, and at that time, approved forwarding the draft OSCAR Element to the City Council for adoption; and

WHEREAS, the City Council has reviewed and considered on August 4, 1986, the draft OSCAR Element as recommended by the Planning Commission and Parks and Recreation Commission and has held a public hearing to receive public input to the draft element;

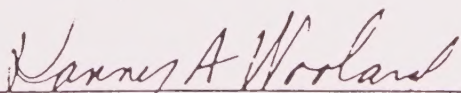
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Moorpark hereby adopts this OSCAR Element (Exhibit A, herein above referred to), as an officially adopted element of the general plan of the City of Moorpark and adopts a negative declaration, per the California Environmental Quality Act (CEQA) finding that OSCAR Element will not result in any significant effect on the environment; and

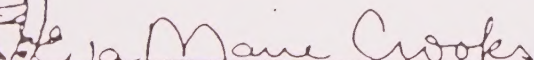
BE IT FURTHER RESOLVED, that this resolution shall take effect immediately; and

BE IT FURTHER RESOLVED, that the City Council shall certify to the passage and adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 4th day of August, 1986.

TEST:


MAYOR OF THE CITY OF MOORPARK,
CALIFORNIA


Deputy City Clerk



STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF MOORPARK)

I, Eva Marie Crooks, Deputy City Clerk of the City of Moorpark, California, do hereby certify that the foregoing Resolution No. 86-330 was adopted by the City Council of the City of Moorpark, at their meeting held on the 4th day of August, 1986, and that the same was adopted by the following vote, to wit:

AYES: Councilmembers Yancy-Sutton, Hartley,
 Prieto, Woolard and Mayor Ferguson

NOES: None

ABSENT: None

WITNESS my hand and the official seal of said City this 8th day of August, 1986.

Eva Marie Crooks
Deputy City Clerk

I. INTRODUCTION

A. PURPOSE AND SCOPE

The purpose of the Moorpark Open Space, Conservation, and Recreation (OSCAR) Element is to maintain the overall quality of life for Moorpark residents through rational management of ~~natural resources and open-space~~ lands. The goals, policies and implementation programs for the OSCAR Element provide guidelines to community actions. While the diversity of the plant and animal species has not been substantially degraded in the city over the past several years, there is, nonetheless, the need for the city to adopt a comprehensive, long-term program to ensure that the city's natural resources, open space and potential recreation areas are protected for the benefit of residents.

The Open Space, Conservation and Recreation Element reveals current conditions for the air, water, land, open space, recreation and energy resources as they relate to the conservation, preservation and management of resources.

B. LEGISLATIVE AUTHORIZATION

The OSCAR Element states city goals, policies and programs for two state-mandated general plan elements (open space and conservation) and for one optional element (recreation). Legislative authorization for these elements is described below.

The State of California recognizes open space lands as valuable resources for their aesthetic, recreational and public health qualities, but as a limited natural resource. The state also recognizes that all natural resources are limited and, along with open space lands, are part of an overall ecosystem. The state planning law therefore mandates that each city include Open Space and Conservation Elements in its general plan to provide overall, comprehensive guidelines for the protection and proper management of these resources.

California state law defines open space land as "...any parcel or area of land or water which is essentially unimproved and devoted to an open-space use..."¹ Section 65560

1 State of California. Government Code Section 65560(b).

of the California Government Code describes the requirements for the open space element as follows:

"...(1) for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life...; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams and watershed lands; (2) open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply; (3) open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails and scenic highway corridors; (4) open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality."

California Government Code Section 65302(d) specifies that the purpose of a conservation element is "...for the conservation, development and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources." In addition, "...the conservation element may also cover: (1) the reclamation of land and waters; (2) prevention and control of the pollution of streams and other waters; (3) regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan; (4) prevention, control and correction of the erosion of soils, beaches and shores; (5) protection of watersheds; (6) the location, quantity and quality of the rock, sand and gravel resources; and (7) flood control."

Under Section 65303 of the California Government Code, a recreation element is optional for cities. The recreation component of the OSCAR element complements the City's Master Plan of Parks and Recreation.

C. JUSTIFICATION FOR COMBINATION OF THE OPEN SPACE, CONSERVATION AND RECREATION ELEMENTS

Open space, conservation and recreation elements are complementary and can be legally combined into one, as in the City of Moorpark Open Space, Conservation and Recreation Element. Since requirements for the conservation element closely parallel those for an open space element that deals with open space for preservation of natural resources and for the managed production of resources, they are closely linked and should be combined. Similarly, recreation programs are linked to open space and conservation programs, resources and policies. Finally, parks and recreation facilities constitute a major open space resource. The three elements are closely related and are combined to establish comprehensive and coherent policy.

D. RELATIONSHIP OF THE OSCAR ELEMENT TO OTHER GENERAL PLAN ELEMENTS

The OSCAR Element is, perhaps, most closely related to the Land Use Element of the City of Moorpark. Both elements examine and provide policy guidelines related to natural resources (e.g., water, agriculture, soil, mineral and wildlife resources) and aesthetic, cultural and recreational resources (e.g., parks, scenic areas and views). The OSCAR Element is also related to the land use, safety and noise elements in terms of hazards (e.g., flooding). For example, the Land Use Element provides guidelines for regulating the development of residential land uses in sloped areas, whereas the OSCAR Element locates and defines those areas and specifies means of preserving, conserving and managing the hazardous areas for purposes other than development.

E. DEFINITION OF PLANNING AREAS

Although the OSCAR Element interacts interdependently with the goals and policies set in the Land Use Element, it is nonetheless necessary to clarify the planning area terminology used throughout the OSCAR text.

The city limits and/or boundaries of the City constitute Moorpark's "sphere of influence." The designated "area of interest," however, refers to an area approximately 28,000 acres in size and extending beyond the incorporated city

limits. The area represented as the "area of interest" is defined by the Local Agency Formation Commission (refer to the Land Use Element).

The urban growth area boundaries encompass those areas most suited for development to the year 2000. Nongrowth areas are those identified as best suited for agriculture, preservation and open space.

II. OPEN SPACE

A. DEFINITION

Open space can generally be defined as space that is not built upon, and includes both manmade and natural landscapes. Open space can separate or unify urban functions, activities or areas, depending on how ~~it is designed~~. In ~~addition~~, open space provides opportunities for resource production, scenic preservation, conservation of natural resources, outdoor recreation, public health and safety and development management and control.

A working definition of open space is all land and/or water in an urban area that has value for recreation, conservation, historic or scenic purposes and is not covered by buildings, streets, etc. Open space can create and guide the development of urban form over time. Open space can successfully function under the multiple-use concept. For example, land that is designated for use in flood prevention may also be used for recreational purposes by creating trail systems or play areas on such land. The preservation of prime agricultural lands may also be very effective in preserving a particular significant scenic viewshed.

B. BENEFITS AND COSTS

Although open space can provide benefits to a community, these benefits come at a cost. For the sake of understanding this relation, open space can be broken down into quantifiable and nonquantifiable benefits and costs. Table 1 illustrates just a few examples of the benefits and costs associated with open space.

Table 2 lists methods for preserving open space. Upon adoption of the OSCAR Element and the Master Plan of Parks and Recreation, several of these methods may prove applicable.

TABLE 1
BENEFITS AND COSTS OF OPEN SPACE

Quantifiable Benefits^a

- Recreation User Satisfaction
- Natural Resources and Lease Income
- Savings from Compact Growth
 - Energy Conservation
 - Reduction in Cost of Government Services
- Savings in Transportation Costs
- Preventing Development in Hazardous Area
- Tourism and Related Economic Industries or Services
- Agricultural Industries and Services
- Increased Land Values of Adjacent Properties
- Decreased Levels of Crime and Violence
- Attraction and Retention of Desirable Development

Nonquantifiable Benefits

- Improvement in Mental and Physical Health
- Reduction in Levels of Air, Noise or Water Pollution
- Increased Recreation Opportunities for the Disadvantaged
- Maintenance of Rural Atmosphere
- Increased Community Identity and Imaginability
- Preservation of Scenic, Historic or Cultural Features
- Retention of Options for Future Growth

Quantifiable Costs

- Land Acquisition
- Development of Recreation Facilities
- Maintenance and Operation of Recreation Facilities

Nonquantifiable Costs

- Impacts on Tax Base
- Impacts on Housing Market
- Opportunities Foregone for Development

a Quantifiable in an objective sense because of available data, measures or precedent.

TABLE 2
METHODS FOR PRESERVING OPEN SPACE^a

Acquisition of Land

- Purchase
 - Purchase with Life Tenancy
 - Lease Purchase
 - Condemnation
 - Official Map
 - Purchase and Leaseback
- Gift with Life Tenancy
- Trade or Transfer
- Tax Foreclosures
- Street Closing
- Redevelopment Process
- Subdivision Dedication
- Private Purchase or Gift

Acquisition of Rights to Use Land

- Conservation Easements
- Development Rights
- Public Easements
- Scenic Easements
- Purchase and Resale without Certain Rights
- Compensible Regulations

Zoning

- Protective Zoning
- Aesthetic Zoning
- Agricultural Zoning
- Zoning for Large Lots
- Zoning for Planned Unit Development
- Private Restrictive Covenants
- Slope Conservation Restrictions

Property Tax Concessions

- Land Contract Which Grants Tax Exemption
- Tax Abatement for Hunting/Fishing Rights
- Tax Exemptions
- Tax Dedications for Gifts

a From Recreation Planning and Design, Gold. p. 240.

Generally, open space is associated with a positive image of natural resource preservation, conservation and management. The goals and policies set forth in this element are designed to guide the opportunities, constraints and management decisions necessary to devote to the enhancement of open space in the City of Moorpark.

C. COMPONENTS OF OPEN SPACE

The importance of open space resources is based on priorities established by the citizens of the City of Moorpark. One of the purposes of the OSCAR Element is to establish the priorities of the residents as City policy. Based on the importance of open space resources, goals and policies guide the management of open space and specific implementation to conserve open space to accommodate the needs and demands of the City of Moorpark.

For the purpose of this element, open space will be described in several components. These include areas that are resource-productive, scenic, study area, recreation-oriented and protective. Open space categories and components have been ranked according to relative priority (see Table 3, Open Space Categories and Components). These rankings are adapted from the Land Use Element of the General Plan.

1. Resource Productive Areas

Resource productive areas are used for agricultural purposes or extraction of mineral resources. These include lands held in agricultural or farmland contracts, rural agricultural lands of no less than 5 acres, forests and groundwater resource areas.

2. Scenic Areas

Scenic areas include open space corridors and viewsheds that provide visual enhancement and pleasure and are worthy of preservation for aesthetic, historical, topographic, cultural or biological concerns.

TABLE 3
OPEN SPACE CATEGORIES AND COMPONENTS
(As Adapted from the Moorpark General Plan, Land Use Element)

		<u>Primary</u>	<u>Ranking</u> <u>Secondary</u>	<u>Least</u>
A.	<u>Productive</u>			
1.	Soils; Classes I and II	X		
	Soils; Classes III and IV		X	
2.	Agriculture; Row and Field	X		
	Agriculture; Grazing			X
3.	Groundwater; Availability			X
	Groundwater; Aquifer Recharge	X		
4.	Forests	X		
5.	Geology; Mineral Resources	X		
B.	<u>Protective</u>			
1.	Slope; Over 25 Percent	X		
	Slope; 10 to 25 Percent			X
2.	Flood Plains; 50-Year	X		
	Flood Plains; 100-Year	X		
	Flood Plains; Existing Channels (bank to bank)		X	
3.	Geology; Landslides	X		
4.	Geology; Faults, Recent	X		
	Geology; Faults, Not Active		X	
	Geology; Alluvium Subject to Groundshaking			X
	Geology; Major Structures			X
5.	Septic Tank Limit; Moderate			X
	Septic Tank Limit; Severe		X	
6.	Erosion Hazard; Moderate			X
	Erosion Hazard; Severe	X		
7.	Fire Hazard; Hazard Area	X		
	Fire Hazard; Burned Once			X
	Fire Hazard; Burned More		X	
8.	Airport; Flight Path		X	
9.	Waste Disposal; Sanitary Fill	X		
C.	<u>Study Areas</u>			
1.	Zoning; R-E + R-A		X	
	Zoning; A-E	X		
	Zoning; Ag. Element			X
	Zoning; Ag. Contracts (LCA)	X		
2.	Water; Not Within Districts		X	
3.	Sewer; Not Within Districts	X		
4.	Other Plans; Outside City Growth Area	X		
	Other Plans; Outside Ventura County		X	
	(but within Area of Interest)			X

3. Study Areas

Study areas can function as interim uses of open space and other land resource areas, maintaining compatibility between dissimilar land uses and zones. Study areas can often define the limits of urban development, or buffer residential areas from industrial or commercial uses that could be incompatible. Study areas can also include areas that are natural and undeveloped because they are inaccessible and/or cannot easily be provided with urban services.

4. Recreation-Oriented Open Space

Recreation-oriented open spaces include local, regional, state and national parks. They may be public or private, and may provide either passive or active recreational opportunities in the interest of public recreation and leisure enjoyment. These areas also include recreational access routes, scenic roads, bicycle trails, hiking and equestrian trails.

5. Protective Open Space

Protective open space includes areas where hazardous conditions exist. For example, an area may be designated on the land use map as a geologically hazardous area due to unstable soils and severe erosion properties; however, this area may be zoned for open space due to the view potential it can provide. Development may be restricted, yet the land maintains a high value for its inherent scenic and visual qualities. Other examples of protective open space include flood plains, fault zones, landslide areas and any such area that may pose a threat to the health, safety and welfare of the public.

D. EXISTING OPEN SPACE AREAS

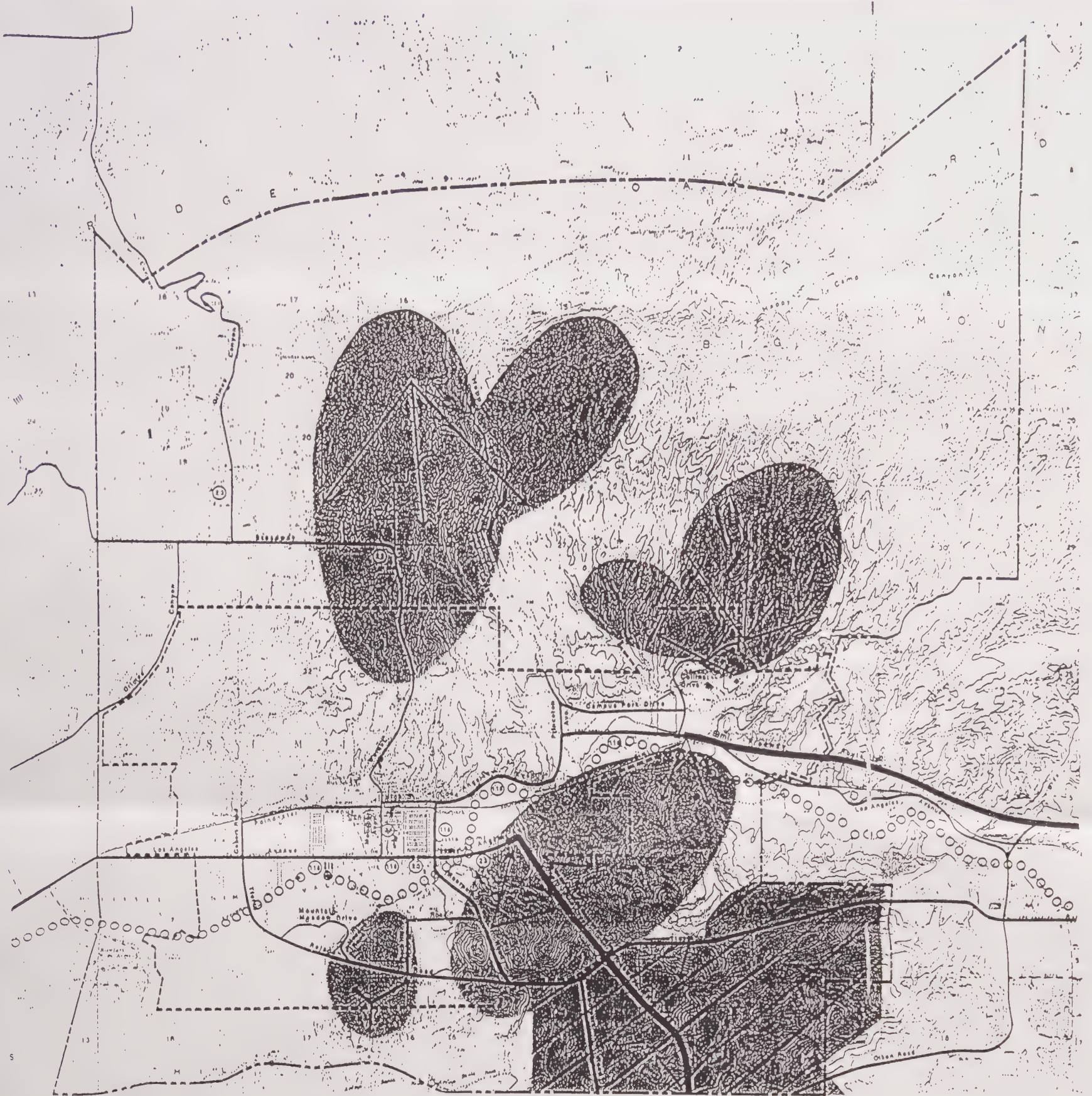
The most apparent open space resources in the City are the vast scenic viewsheds. Views of the Santa Susana Mountains to the north are dramatic and expansive, giving the City much of its character and appeal.

Agricultural lands comprise a significant percent of Moorpark's open space and private recreation areas. This section provides a brief overview of the existing open space areas and their benefits as open space resources.




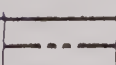
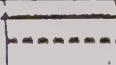
1. Greenbelt Agreement

Definition: "A greenbelt is...an area consisting of prime agricultural or other open space land," as defined in the Government Code, that is preserved in agriculture or other open space use.

A greenbelt agreement was established among the cities of Moorpark, Thousand Oaks and Simi Valley and the County of Ventura for the retention and nonannexation of an area lying generally within the Tierra Rejada Valley (Appendix A). This valley area, although difficult for Moorpark, Thousand Oaks, Simi Valley and/or Ventura County to service with infrastructure system improvements, is nonetheless included in Moorpark's Area of Interest. The extent of this area is illustrated in Figure 1.



LEGEND

-  Scenic Viewshed
-  Greenbelt Agreement Area
-  Arroyo Simi
-  Area of Interest
-  City Limits and Sphere of Influence

Scenic Viewsheds

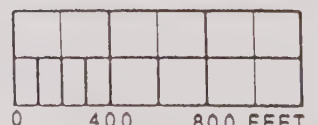
CITY OF MOORPARK

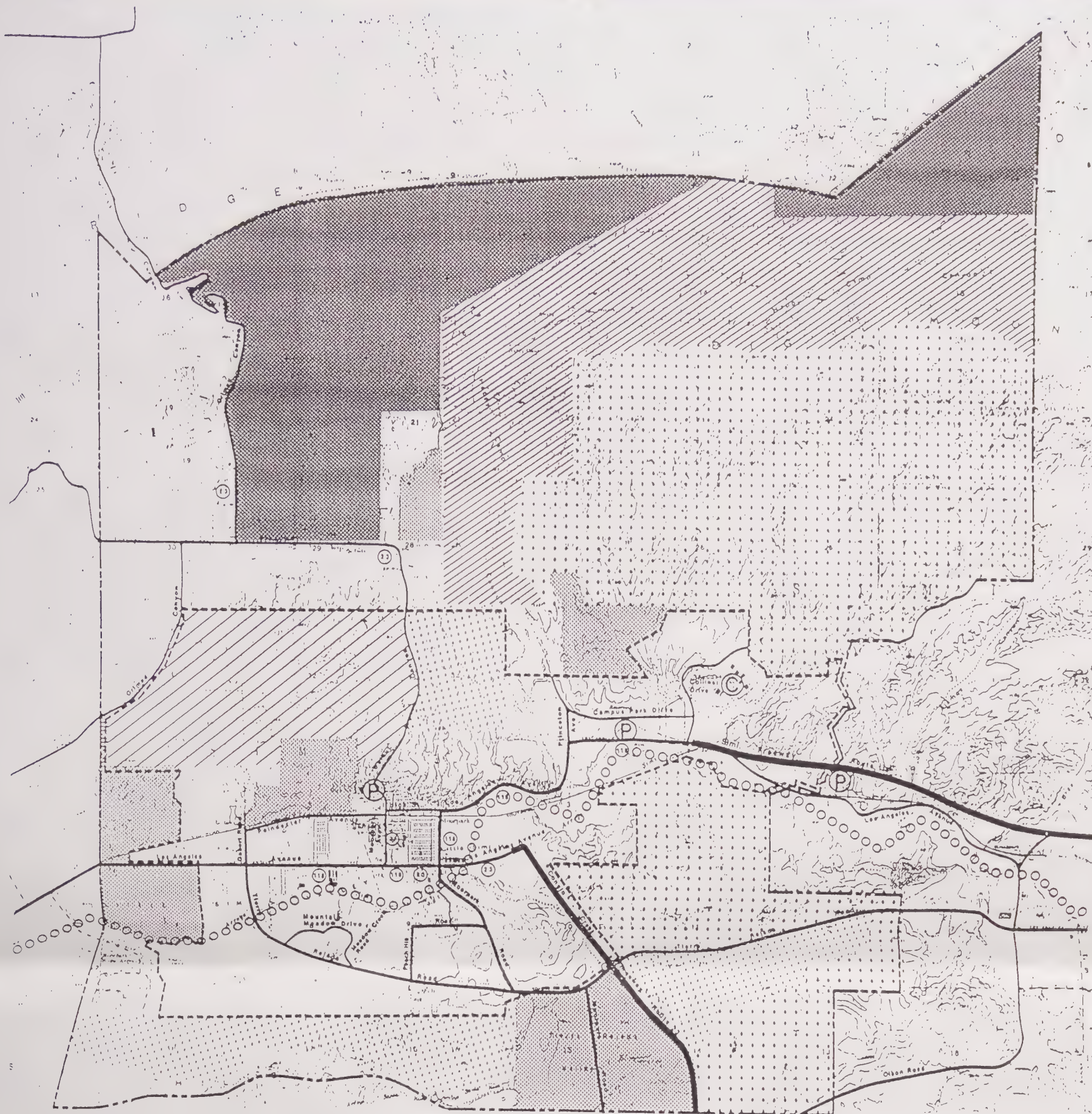


Michael Brandman Associates



North





LEGEND

- | | | | |
|--|---------------------|--|-------------------------------------|
| | Arroyo Simi | | Area of Interest |
| | City Park | | City Limits and Sphere of Influence |
| | Moorpark College | | |
| | Regional Park | | |
| | Rural Low-Density | | |
| | AG-1 10-40 acres/DU | | |
| | AG-2 40+ acres/DU | | |
| | OS-1 10-40 acres/DU | | |
| | OS-2 40+ acres/DU | | |

Parks and Open Space Areas

CITY OF MOORPARK

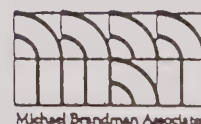
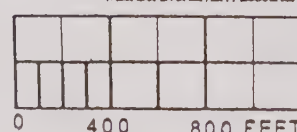


FIGURE 3

2. Parks - Inventory of Existing and Proposed Facilities

<u>Name</u>	<u>Type of Facility</u>	<u>Size (in acres)</u>	<u>Location</u>	<u>Status April 4, 1986</u>
Buttercreek	Neighborhood Park	13.0	South of L.A. Avenue Adjacent to Arroyo Simi	Planned; Location Undecided
Glenwood	Neighborhood Park	4.5	Tierra Rejada at Harvester Rd.	Pending Acceptance by City
Moorpark	Community Center	4.5	Moorpark Ave. at Charles St.	Existing
Campus	Neighborhood Park	2.5	L.A. Ave at Hartford	Existing
Greenbelt Agreement Area	Open Space	--	Within Tierra Rejada Valley	Existing
Paul E. Griffin Sr.	Neighborhood Park	4.0	Campus Park Rd. at College View	Existing
Monte Vista Nature Park	Nature Park	5.0	Moorpark Rd. near Peach Hill	Acceptance Pending
Mountain Meadows #4	Community Park	69.0	South of Arroyo Simi at Liberty Bell Rd.	39 Acres Currently Owned by City and Leased for Farming; 30 Acres Proposed for Dedication, July 1986
Mountain Meadows N. Village	Neighborhood Park	8.0	North of Tierra Rejada Road	Design Approved by City
Mountain Meadows W. Village	Neighborhood Park & Retention Basin	8.0	West end of Peach Hill Drain	Design Approved by City
Mountain Meadows S. Village	Neighborhood Park	8.0	South of extension of Tierra Rejada Road	Proposed
Peach Hill	Neighborhood Park	10.0	Peach Hill Rd. and Christian Barrett	Design Phase
Tract 3963	Neighborhood Park	6.0	North of Campus Park Drive, West of Moorpark College	Proposed
Tierra Rejada Lake	Regional Recreation Area	250-300	South of Tierra Rejada Road & West of the Moorpark Freeway. Outside of City Boundaries, but within Moorpark's Area of Interest	Proposed
Happy Camp	Regional Park	3,700	North of the City Boundaries, but within Moorpark's Area of Interest	Proposed
Total		4,092.5		

3. Trails and Scenic Roadways

The proposed system of trails and scenic roadways is designated and described in the Circulation Element of the General Plan. Development criteria for bikeways, footpaths and equestrian trails are established within the General Plan and reiterated on the respective circulation maps (map numbers 3 and 4). Due to inconsistencies found in the currently proposed system of trails, a careful study and/or analysis of the system's design should be conducted in conjunction with an update of the Circulation Element's plan for roads and streets.

Trails and scenic roadways provide critical links between open space resources, recreational areas, residential developments and downtown activity centers. Moreover, trails and scenic roadways serve as gateways to the City. In this regard, an established system of landscaped roadways, trails and bikepaths is not only aesthetic assets to the City but, if efficiently planned and maintained, can potentially reduce overall energy consumption.

Scenic corridors include Walnut Canyon Road, Los Angeles Avenue, the Arroyo Simi, Moorpark Road, Tierra Rejada Road and the Simi Valley and Moorpark Freeways (see Figure 1).

Proposed scenic corridors include Tierra Rejada Road extension and Happy Camp Canyon Road through the proposed regional park.

In order to implement the trail system proposed in the city's adopted Circulation Element, and as presented in this element (see Figure 3), the city must recognize that: (1) each proposal for land development must be carefully evaluated for relationships to the planned system of trails; and (2) the trails system must be systematically implemented and, moreover, linked to county and/or regional trails. In order to take full advantage of the city's resources, the city needs to immediately evaluate site-specific alignments in order to keep pace with development proposals and to identify a financing and phasing program.

III. CONSERVATION

A. DEFINITION

Conservation is the planned management of natural resources. More specifically, conservation is the judicious use and management of available resources through a program designed to: (1) evaluate and establish needs based on community priorities; (2) identify available resources to meet these needs; and (3) maximize the efficient relationship of resources to needs.

Conservation of natural resources recognizes changing and increasing demands on limited resources and attempts to optimize the long-term use of these resources. A conservation plan begins with the existing inventory of natural resources, progresses to an evaluation of their needs and ultimately results in a program for implementation based on community values and priorities.

B. INVENTORY OF RESOURCES

1. Land Resources

Understanding the array of land resources that prevail in Moorpark is critical to the planning, development and allocation of those resources for the purposes of open space, conservation and recreation.

Moorpark is divided into growth and nongrowth areas, as designated in the Land Use Element (LUE) of the General Plan.¹ In the LUE, the growth area is further broken down into urban and rural regions. The nongrowth area primarily outside the city limits is classified mainly for open space, including agricultural lands of 40 acres or more, with a very limited degree of rural land.

As defined in the LUE, the growth area boundary includes existing land uses and vacant areas where future development can occur. Within this area, the City's goal is to balance urban growth with infrastructure and available resources.

1 See Moorpark Community Plan Land Use Element. Map 2. Open Space Plan Amendment.

Agricultural Lands

In the Ventura County Draft Map of Important Farmlands, March 1984, the City of Moorpark is designated as an area representing "urban and built-up lands." These are lands currently occupied by structures or proposed for development in the future. Urban and built-up land uses may include residential, industrial, commercial, construction, institutional, public administrative, cemeteries, airports, golf courses, and other urban-related development. Highways, railroads and other transportation facilities are mapped as a part of urban and built-up land if they are a part of the surrounding urban areas. The designation of urban and built-up land does not include any of the following uses: strip mines, borrow pits, gravel pits, farmsteads, ranch headquarters, commercial feedlots, greenhouses, poultry facilities and road systems for freeway interchanges.

Lands designated by the County for rural low-density residential development and agricultural use are located along the north and northwest of downtown and are maintained on lots averaging about 40 acres or less.

Prime farmlands are located within and just south of the City limits. Typically, these lands are those with the best combination of physical and chemical features for the production of agricultural crops. However, within the City boundaries, lands designated as "prime" have been previously committed to urbanization. Southwest of the City limits and within visual range of Moorpark are farmlands of statewide importance.

The U.S. Soil Conservation Service prepares soil maps illustrating ratings for the County of Ventura to determine suitability for farming. On this map, the City of Moorpark and its area of interest is generally shown to be within Capability Classes VI and VII to the north of Los Angeles Avenue, and in Classes I through IV just south of Los Angeles Avenue. Capability classes of soils for agricultural purposes are described as follows:

- Very good to good -- Capability Classes I and II.
- Fair to poor -- Capability Classes III and IV.
- Very poor -- Capability Classes VI and VII.
- Unsuitable -- Capability Classes VIII.¹

1 U.S. Department of Agriculture, Soil Conservation Service. Suitability for Farming Ventura County, California. September 1969.

Soils

A general description of the soil types in the Moorpark area is provided by the USDA Soil Conservation Soils Map. Soils in the City of Moorpark and within its area of interest reveal a condition classified as fair to poor for agricultural production. Nevertheless, soil types classified as Capability Classes I and II are found south of Los Angeles Avenue and have been identified as very good to good for citrus crop production and urban development. Characteristically, these soils are good for road fill and moderate for play areas that will receive intensive use.

Most of Moorpark is characterized by soils of the Rincon-Huerhuero-Azule Association. These soils are level to moderately steep, very deep well drained to moderately well drained, very fine sandy loams to silty clay loams, and have a slowly to very slowly permeable sandy clay subsoil. These soils are typically good for use as range, citrus crops, field crops and urban development. Soils with a slight slope are used successfully for vegetable production. South of the Arroyo Simi are soils of the Pico Metz-Anacapa Association as well as Huerhuero soils. These are level to moderately sloping, very deep, well drained sandy loams and very deep, somewhat excessively drained loamy sands. These soils are typically used for irrigated vegetables, citrus crops, field crops and strawberries. Some areas are used for urban development.

Slopes

Some land forms within Moorpark's area of interest and generally north of the City limits are characterized by slopes ranging from 30 to 50 percent and are, for the most part, eroded. Highly sloped areas are severely limited for intensive recreational purposes (i.e., play areas, golf courses). Generally, areas with slopes where the Safety Element has identified hazardous conditions of greater than 20 percent should be considered potential open space and visual corridors. Development should be discouraged in these areas to prevent hazardous conditions (see Safety Element).

Mineral Resources

There are no known mineral resources of statewide significance within the City of Moorpark's City limits. However, sand and gravel deposits exist, and have been investigated by the State Mining and Geology Board. The conclusion of their 1982 study and reports are briefly summarized below.

According to the Mineral Land Classification Map for aggregate resources prepared in compliance with the Surface Mining and Reclamation Act of 1975, the City of Moorpark is located in Mineral Resource Zone Number 4 (MRZ-4). This boundary defines "...areas where available information is inadequate for assignment to any other MRZ zone."

Just south of the City boundaries, in Tierra Rejada Valley and the Little Simi Valley, an MRZ-1 boundary has been defined. This zone designates "...areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." West and northwest of Moorpark and within Moorpark's area of interest are areas in zone MRZ-2, or "...areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists." These areas are mapped on the Resource Protection Overlay zone, part of the County of Ventura Open Space Plan (see Mineral Resource Map, Figure 2).

2. Air Resources

The level of air pollution is a significant contributing factor to the quality of life in Moorpark. As a resource, it is essential that the City continue to participate in county and state programs to maintain air quality levels at a high level, consistent with other community values.¹

As part of the Oxnard Plain airshed, Moorpark experiences the following levels of air quality:

1 A technical discussion of air quality appears in Appendix B.

- A nonattainment level for ozone.
- A nonattainment level for total suspended particles.
- Standards for carbon monoxide, nitrogen dioxide, and sulfur dioxide are rarely, if ever, exceeded.

Avenues of policy open to the City to improve overall air quality include:

1. Regulate the type and intensity of land uses, and the manner in which they operate. This is a proper function of the Land Use Element, and such concerns are addressed there.
2. Participate in the County's Air Quality Management Plan, especially with respect to development controls.

3. Water Resources

Water Conservation

There are no significant water resources within the Moorpark Planning Area.¹

The Ventura County Water Conservation Plan was developed with the intention of bringing together water conservation efforts with to encourage the "...wise use of a limited water supply." The Plan emphasizes volunteer programs to encourage the cooperation necessary for compliance and attainment of water conservation goals.

The County of Ventura and the United Water Conservation District were awarded a clean water grant totaling \$8,000,000.00 by the State Water Resources Control Board in late 1981 to support the construction of a pumping trough pipeline. The development and implementation of the water conservation plan was a new condition imposed by the state on the County and UWCD for receipt of this grant.

¹ Water supply and infrastructure are the subject of the Circulation and Infrastructure Element.

4. Biological Resources

The City of Moorpark has no endangered or sensitive species of flora and fauna.

The most common type of vegetation found in Moorpark and vicinity is coastal sage scrub and chaparral, consisting of many varieties of woody shrubs and bushes. Chaparral is mostly found on the steep slopes located within the City's area of interest and is not typically found within areas designated for urban growth and expansion. However, there are some oak woodlands in some areas designated for urban growth.

Within the Los Padres National Forest are pine-fir forests and Pinyon Pines. Their presence reflects a cool and moist climate north of the City. These forests and chaparral areas typically support populations of wild cats, foxes, coyotes, raccoons, deer and occasional bears. Hawks, quail and the California condor can also be found in these areas. Although owls were once prevalent along riparian habitats such as the Arroyo Simi, growth in population and development have limited their populations due to intrusion and human modification of their natural habitats.¹ There has, however, been an increase in some riparian plant species (e.g., willows) and wildlife along the Arroyo Simi, as flow in the channel have been regulated, resulting in nearly a year-round flow.

5. Petroleum Resources

The City of Moorpark currently has no identified proven oil reserves within its City limits. However, oil reserves have been identified and production activity has taken place within Moorpark's Area of Interest. The County of Ventura currently has jurisdiction over oil production and oil-related activities that take place within the area of interest. Should the presence of oil reserves be identified at a later date, the City will review its policies with regard to the production and/or exploration of oil resources as they relate to the open space, conservation and recreation element and whether such policies would require revision.

1 Ventura County General Plan (Page 25) - Conservation and Open Space Element; March 1985.

6. Outdoor Recreation Resources

The City of Moorpark currently has 91 acres of dedicated parkland, 11.0 acres of which are developed into three parks: the Paul E. Griffin Park, Campus Park and the Community Center.

Griffin Park is located south of Moorpark College on Los Angeles Avenue at Campus View Avenue and is now being developed with children's play equipment. Campus Park is southwest of Moorpark College between Harvard and Rands streets and has playground and picnic facilities. The Community Center is located on a 4-acre site, occupied by the library and community building. City Hall is currently located in the Community Center building.

Parkland dedicated to Moorpark, but presently undeveloped, includes 39 acres of the Arroyo Simi channel (planned for ultimate use as a community park) and a 13-acre site on the Buttercreek development along the southside flood embankment, with no current plan for development. Local parks proposed by the City include: (1) Glenwood Park at Tierra Rejada Road and Harvester Street, (2) Monte Vista Park north of Christian Barrett Drive and west of Moorpark Road, (3) Peach Hill Park in the Peach Hill area, on approximately 6 acres of park land in Tract 3963, north of Campus Park Avenue and west of Moorpark College, and (4) three 8-acre neighborhood parks of the Arroyo Simi in Planned Community No. 3.

Regional Parks

Ventura County has proposed the development of Happy Camp Regional Park. This site of 3,700 acres is located along Happy Camp Canyon in the northeast portion of the Moorpark planning area. The facility would include a 200-acre open space urban park with picnic areas, a golf course, 250-acre equestrian center and lodge and a 3,100-acre wilderness ranch. A master plan for recreational design and development of the Happy Camp Regional Park has recently been adopted by the County.

Tierra Rejada Lake is a proposed man-made 250- to 300-acre lake-oriented regional recreation area located south of Tierra Rejada Road and west of the Moorpark Freeway. It would be under County jurisdiction. The proposed lake site is on the main valley floor separated from the City by the Moorpark Freeway (Highway 23).

The terrain west of the freeway is characterized by flat, rolling, agriculturally productive land. East of the freeway, the terrain is moderate to steep sloping and is currently undeveloped, except for a few scattered homesites. The future lake site is proposed for development in a small valley east of the freeway, an area that drains into the main portion of the Tierra Rejada Valley. The site is currently being used as pasture land that often functions as a holding basin for surface water runoff following a major storm. Activities at the proposed regional recreation area would include swimming, boating, fishing and equestrian and hiking trails.

Oak Park, the only developed regional park in the area of Moorpark, is located on Los Angeles Avenue between Moorpark and Simi Valley city boundaries. This park is a 50-acre site with limited camping facilities and day use areas (see Figure 3).

Bikeway, hiking trails and equestrian trails are recreational resources and are described below.

Open Space Resources

Agricultural lands comprise the vast majority of the open space resources and although within the Area of Interest, are outside of the City of Moorpark boundaries. Local and community parks make up a significantly smaller percentage of open space land, but represent the only permanent open space in that they are publicly owned and operated recreation lands.

Scenic views and vistas are probably one of the most valuable open space resources that the City of Moorpark has to offer. The dedication of a highway, roadway, trail or viewshed to preserve a scenic corridor is a valuable means of retaining open space lands. They are not only valuable as open space entities in of themselves, but are instrumental in linking open space areas, thereby creating a unified open space source.

Recently, a greenbelt agreement was established among the cities of Moorpark, Simi and Thousand Oaks for an area within the Tierra Rejada Valley. The agreement currently maintains this area in agriculture and open space uses. This agreement is in Appendix A.

7. Energy Resources

The Southern California Gas Company facilities available for providing natural gas to the Moorpark region are located at Los Angeles Avenue and Moorpark Avenue. The availability of natural gas is based upon present conditions of gas supply and regulatory policies. For future development in the Moorpark region, the use of solar water and space heating technologies could be considered instrumental in energy conservation efforts.

Southern California Edison Company serves the Moorpark region. The Moorpark substation, located at Los Angeles Avenue and Gabbert Road, provides adequate power to the City. Overhead transition lines are located along Los Angeles and Moorpark avenues.

The use of solar energy for heating and cooling has increased in California. This is a response, in part, to the desire for alternatives to the incremental depletion of natural resources over time. Passive solar heating systems are increasingly becoming more utilized, as are other more complex and sophisticated methods of solar heating as viable alternatives to more conventional sources of energy.

Moorpark's solar access potential is high, except for those areas with north-facing slopes of greater than 15%. Solar potential is generally limited by topography development density and vegetation. The use of solar energy as an alternative energy source should be considered as an opportunity for further research.

IV. RECREATION

A. DEFINITION

For purposes of the OSCAR, recreation is defined as outdoor leisure activity. Recreation can take place on either public or private land, including, for example, aesthetic, recreational, educational or cultural uses that charge fees. Recreation planning is intended to relate leisure time needs to the availability of public and private park and open space areas.

In 1986, the City of Moorpark developed the Moorpark Parks and Recreation Master Plan to guide the acquisition and development of park and recreational facilities in the City. The Master Plan is designed to "...serve as a statement of general policy and desired city standards for location and development of public parks and accompanying facilities, as well as community open space areas."¹ The Master Plan incorporates the long- and short-term goals projected to satisfy the immediate and future needs of the citizens of Moorpark. Through periodic updating, it will continually reflect the changing desires of the community.

The standards, principles, goals and policies as stated in the Master Plan have been incorporated into this element to accurately reflect, and be consistent with, current recreational planning issues and concerns of Moorpark citizens.

B. CLASSIFICATION OF PARKS

This classification of parklands is taken from the National Parks and Recreation Associates (N.P.R.A.), modified to serve the Moorpark region. The size of these parks and the areas they serve are reflective of national and state standards. There are six such classifications, which are discussed below.

¹ Moorpark Parks and Recreation Master Plan, Draft, December 18, 1985, page 1.

1. Miniparks

Miniparks are very localized parks with a maximum size of 2.5 acres. Miniparks are intended to serve a population of 500 to 2,500 and consist of tot-lots, picnic tables and landscaping. Because of the small size and relative high cost per acre in maintenance of these miniparks, they were not identified for acquisition and development, and consequently, were not considered in the Moorpark Parks and Recreation Master Plan (PRMP). The exception to this is to the location and improvement of sites in the downtown area (Zones I and II). Please refer to the PRMP for parkland zone area maps.

2. Neighborhood Park

The neighborhood park will range from 2.5 to 16 acres. The optimum service area should be an approximate 1/2-mile radius and serve 2,500 to 5,000 persons.

Whenever possible, neighborhood parks will be adjacent to school property. This will permit the joint use of facilities and reduce the need for acquisition of additional land. It will also prevent duplication of recreation facilities in close proximity to one another. The minimum features of a neighborhood park shall include a baseball diamond; open turf for soccer, touch football or other field games; tot-lots; picnic facilities with barbecue features; open space for informal play; restrooms and parking.

3. Community Park

A community park will consist of 16 acres or more and serve a population of approximately 15,000. The service area will be no more than 3 miles in radius. A community park will be developed to include features to serve an entire family and adequate parking facilities to accommodate a high flow of vehicular traffic. Features of a community park will include lighted and unlighted play fields for softball, baseball and soccer; courts for basketball, tennis, volleyball, handball and other court games; preschool apparatus; and hopscotch courts and play apparatus such as tetherball for older children. A community park should have a multipurpose recreational building, including a gymnasium for basketball and other indoor activities. These parks will include areas for individual picnics, groups and open

space for other passive leisure activities. Swimming facilities may also be included, if deemed appropriate. Community parks will be planned to include lighted playfields and grounds for evening activities.

4. Regional Park







Regional parks are generally in excess of 50 acres. They are not included in the City's maintenance responsibilities; however, they are included in the City's parkland development plan as resources that can meet certain needs of Moorpark residents. They should be located within a 1-hour drive from the City. Typical facilities of regional parks include campgrounds, hiking trails and nature study areas, beaches, lakes and golf courses. Although the City of Moorpark is not responsible for the acquisition, development or maintenance of regional parks, the City will cooperate with Ventura County to make certain the regional park needs of the City are met. Some of these areas might include: (1) Happy Camp Canyon; (2) Tierra Rejada; and (3) off-highway vehicle use site, all of which are now in the planning stage with Ventura County. Happy Camp Regional Park is located adjacent to the City of Moorpark and is, therefore, the primary regional park serving the City.

5. Open Space

Perhaps the largest single source of recreation in Moorpark is the surrounding hills and mountains, with a wide variety of recreation opportunities, such as hiking and equestrian trails. When possible, park linkage corridors are to be designed with the intention of preserving open space along selected canyons, ravines and ridge lines. Also, park linkage corridors are to be located in conjunction with equestrian and hiking trails and as corridors between parks and natural areas. They will enhance the usage of all facilities, as well as preserve natural biotic communities. These open space, hillside areas contribute to the natural beauty of Moorpark. Open space areas currently held in private ownership are encouraged to remain as permanent open space and provide the incentive for further private acquisition of land for open space use (see Figure 4).

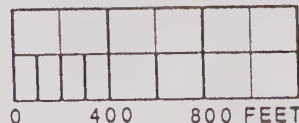


LEGEND

-  Bikepaths
-  Scenic Routes
-  Bike Route or Trail
-  Arroyo Siml
-  Area of Interest
-  City Limits and Sphere of Influence

* Note: Locations are generalized to account for map size

Scenic Pathways and Trails CITY OF MOORPARK



Michael Brandman Associates

FIGURE 4

6. School District Facilities

School district facilities can range in both size and diversity of the services they offer. Sizes can vary from miniparks and tot lots to neighborhood and community parks. Although maintained by the respective school districts, school facilities (i.e., hard surface play courts, children's play apparatus, grass soccer fields, tennis courts, etc.) can be utilized for active and passive recreation and/or organized sport activities at designated times that will not conflict with school-related uses. Consideration should be given to existing and proposed school facilities when developing parklands and community recreation buildings.

Where economically and environmentally feasible, "...future park sites should be located to complement future school sites so as to provide combined facilities of maximum usefulness for recreational and educational purposes."¹

Coordination and communication among and between the school district and the parks and recreation department can facilitate the mutual use of this resource to meet the City's park and recreational needs. Ultimately, collaborative use will result in the expansion of the City's inventory of recreational facilities and enhancement of the City's overall recreational package (refer to Table 4 for a complete listing of school district facilities).

C. PARK PLANNING STANDARDS

The standards in Table 5 are reproduced from the Moorpark Parks and Recreation Master Plan. As adopted, these standards are intended to guide the planning of facilities and design of parks.

Recreation Principles

The objectives of the Master Plan of Parks and Recreation are to: (1) provide park areas and recreational activities that fulfill the community's interests and needs; (2) encourage private recreation facilities; (3) aid in enhancing the City's overall recreational package; (4) encourage the public to participate in determining the

1 Moorpark Parks and Recreation Master Plan.

future needs of the community's parks and recreation program; (5) encourage the City in preserving open space and hillside properties to beautify Moorpark; (6) help in preserving the scenic, historical and cultural heritage of the community; and (7) provide these services within the City's financial limitations.

TABLE 4
SCHOOL DISTRICT FACILITIES^a

Chaparral School

1. One (1) baseball/softball diamond.
2. One (1) youth baseball/softball diamond with outfield fencing of approximately 198 feet from home plate.
3. One (1) practice ("T" ball) diamond.
4. Six (6) basketball courts.
5. Four (4) volleyball courts, two of which are lighted.
6. Snack bar and one set of restrooms.
7. The grass play area could accommodate three soccer fields for practice.
8. Archery targets.
9. Miscellaneous children's play equipment and separate fenced kindergarten-aged play area.
10. Lighted outdoor assembly/meeting area.
11. Multipurpose room with raised stage.
 - a. Assembly - 398-person capacity
 - b. Dining - 182-person capacity
 - c. Classroom - 137-person capacity
12. District's central cafeteria kitchen.

Moorpark High School

1. Soccer field.
2. Partial track.
3. Weight room.
4. Two (2) baseball diamonds.
5. Lighted football field with 500 home and 360 visitor seating.
6. Gymnasium with one (1) full-sized basketball court or two (2) smaller basketball courts; also set up to accommodate one (1) volleyball court; it has limited fixed seating but has a seating capacity of 778 when used for assembly/meeting purposes.
7. Two (2) lighted tennis courts; there are also two (2) basketball courts in this area.
8. Auditorium with raised stage and fixed seating for 510 people.
9. Cafeteria/meeting room with seating for 101 people.

Moorpark College

1. Three (3) hole golf course with driving range.
2. Ski slope (dry land).
3. Four (4) handball courts.
4. Ten (10) tennis courts, six (6) of which are lighted.
5. Four (4) grass volleyball courts.
6. Four (4) outdoor basketball courts.
7. Gymnasium with one (1) full-size basketball court or alternatively two (2) smaller sized courts, wrestling room and gymnastics area.
8. One (1) baseball diamond with dugouts.
9. One (1) softball diamond with dugouts.
10. A multiple-purpose grass area provides sufficient room for two (2) regular soccer/hockey fields and one (1) practice field.
11. Football/track stadium with planned seating for approximately 5,000 people.
12. Exotic animal compound, including a petting zoo and animal show.
13. Meeting room with raised stage (cafeteria/student lounge) with a 643 person seating capacity.
14. Auditorium/theater known as the Forum with seating for approximately 140 people.
15. Child development facility, which is open to public enrollment as warranted by the needs of the college.

Peach Hill School

1. Three (3) separate paved areas with playground equipment using rubber mat landing areas in lieu of sand.
2. Softball diamond including two (2) small bleachers.
3. Approximately two (2) acre grass field area (in future).
4. Potential use of restrooms at school with City supervision for community recreation activities.
5. Two (2) full basketball courts with adjustable rim heights.
6. Two (2) paved volleyball courts.
7. Four (4) ball walls.

Flory School

1. Softball diamond.
2. Practice baseball/softball diamond.
3. The grass play area would accommodate two soccer fields for practice.
4. Five (5) ball walls.
5. Concrete basketball court.
6. Miscellaneous children's play equipment.
7. Multipurpose room with raised stage.
 - a. Assembly - 351-person capacity
 - b. Dining - 164-person capacity
 - c. Classroom - 121-person capacity^a

^a From Moorpark Parks & Recreation Master Plan.

**TABLE 5
STANDARDS**

LOCAL RECREATION AREA - PLANNING STANDARDS^a

<u>Park and Local Recreation Facility Classifications</u>	<u>Standard (Units/1,000 Persons)</u>
Neighborhood Parks	1/3 to 5,000
Neighborhood Rec. Bldg. (1,500 to 2,000 sq.ft.)	1 Unit/10,000
Tot-Lot	1 Unit/300 to 500
Community Parks	1 Unit/15,000 to 20,000
Playfields	
Softball/Youth Baseball	1 Unit/4,000
Lighted	50%
Regulation Baseball	1 Unit/30,000
Lighted	50%
Soccer Fields	1 Unit/8,500
Lighted	All
Football Fields	1 Unit/30,000
Lighted	50%
Tennis	1 Unit/2,000
Lighted	60%
Handball/Racquetball	1 Unit/3,000
Lighted	60%
Community Center	1 Unit/25,000
Building (4,500 to 8,000 sq. ft.)	1 Unit/25,000
Gymnasium (12,000 to 14,000 sq.ft.)	1 Unit/25,000
Community Swimming Pools	1 Unit/20,000
Park Acreage	5 Acres/1,000

REGIONAL RECREATION AREA - PLANNING STANDARDS^b

<u>Specialized Facility</u>	<u>Standard</u>
Amphitheaters	1/200,000 Persons
Auditoriums	1/400,000 to 500,000 Persons
Botanical Gardens/Aboretums	No Standard
Day Use Beaches	25 Effective Feet of Beach Shoreline for Each 1,000 Persons
Equestrian Centers	1/5,000 Horses
Fairgrounds	No Standard
Golf Courses	1 Course/50,000 Persons
Marksmanship Ranges	1/200,000 Persons
Marina	No Standard
Museums	No Standard
Nature Center; i.e., Grasslands, Foothills	No Standard
Oak Woodland Ecological Systems	
Off-Road Vehicle Areas	No Standard
Organized Group Campgrounds	1 Unit/5,000-6,000 Persons
Picnic Grounds	5 Tables/1,000 Persons
Picnic Grounds - Group	2 Tables/1,000 Persons
Riding and Hiking Trails	No Standard
Sports Centers	1/100,000-200,000 Persons
Vista Points	No Standard
Water Sports Areas	5 Acres/1,000 Persons
Zoos	No Standard

USE STANDARDS FOR SELECTED RECREATION FACILITIES^b

<u>Facilities</u>	<u>Special</u>	<u>Service</u>
Golf Courses	1 Course/120-170 acres	1 Course/200 Golfers
Hiking Trails	6-10 ft. Wide, 1-2 Acres/Mile	1 Mile/40 Hikers
Organized Group Camp	Limit/Acre	1 Unit/20-30 Campers
	8-16 Tables/Acre	1 Table/4 Persons
Picnic Grounds, Group	8-16 Tables/Acre	1 Table/6 Persons
Riding Trails	6-10 ft Wide, 1-2 Acres/Mile	1 Mile/20 Horses
Sports Center	1 Center/40-50 Acres	1 Center/700-900 Users

^a Printed as adopted from the Moorpark General Plan.

^b Source: County of Ventura Regional Recreation Area Plan.

To ensure that the Master Plan's objectives are pursued in the most efficient way possible, these principles are to be followed:

- The City will keep an open line of communication to other public agencies (i.e., School District and Ventura County) to see that City objectives are met and duplication of effort eliminated.
- ~~Park and recreation facilities~~ will serve at least one of the three levels of parks: neighborhood, community and regional.
- The standards set forth in this plan will be followed in the acquisition of future park sites.
- To protect surrounding environments and property values, parklands must be surveyed prior to the development of an area.
- The design and location of recreational facilities should allow for a minimum of maintenance cost and maximum public use.
- The design of parklands should be multipurpose to satisfy the greatest number of community needs.
- Periodic surveys will be taken to determine the interests and needs of the community.

D. QUIMBY ACT

The California legislature passed the Quimby Act in 1965. The Act (Government Code Section 66477) provides a procedure for cities to raise revenue to pay for acquisition of public parks. Each city is required by the state to adopt an ordinance identifying the city's needs for public parks and the procedures to levy "Quimby" fees and distance the revenue. Specifically, Quimby-generated fees and dedication refer to those conditions imposed on a developer. Prior to subdividing a parcel of land, the subdivider must dedicate a portion of land and/or pay a fee for the purpose of providing park and recreational facilities to serve future residents of the property being subdivided.

The ordinance includes specific standards for determining the proportion of a subdivision to be dedicated and the amount of the fee to be paid "in lieu" if this be the case. The amount of land dedicated or fee to be paid is based on the residential density of the approved tentative tract map or parcel map and the average number of persons per household.

The land, fees or combination thereof can be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision.¹

To implement provisions of the Quimby Act, Moorpark has adopted Article 17 of the County Code ("Improvement Fees, Dedications and Reservations", Section 8297-4, Parks and Recreation Facilities, as amended by Ordinance 3456, September 11, 1979).

The Quimby Act, amended in 1982, states that 3 acres/1,000 persons is the maximum that can be used, unless the available amount of existing neighborhood and community park exceeds that limit. In situations where the amount of existing neighborhood and community parkland exceeds the 3 acres per 1,000 population, the legislative body may chose to adopt a higher standard, not to exceed the actual acreage of the community parks owned, leased or jointly administered by the jurisdiction per 1,000 population at the time of the last federal census. Moorpark's local ordinance states that the developer must dedicate 5 acres of land per 1,000 people that the project accommodates, or pay in-lieu fees thereof.

Moorpark has adopted the following table to determine the amount of land a developer is required to dedicate pursuant to Section 66477(b) of the Government Code and based on population densities:

TABLE 6
PARKLAND DEDICATION FORMULA

<u>Types of Dwellings</u>	<u>Average Number of Persons/du</u>	<u>Range of Number of Persons/du</u>	<u>Average/du (5 ac. std)</u>
Single-Family	3.6	+3.3	.0180
Duplex, Medium-Low	3.1	3.0-3.2	.0155
Cluster, Medium	2.8	2.6-2.9	.0140
Cluster, Medium-High	2.3	2.2-2.5	.0115
Apartments, Mobile Homes	2.0	1.7-2.2	.0100

1 Local requirements for park and recreation dedications (Quimby Act).

If the developer is unable or chooses not to dedicate land as approved by the City, the developer is required to provide the City 120 percent of the appraised market value of the amount of land otherwise required to be dedicated. NRPA recommends this method by virtue of its simplicity and efficiency in keeping pace with rapidly changing parkland demands.

To ensure the appropriateness of this standard and applicability to a wide range of situations, the following factors are evaluated and modified as needed:

1. Time and distance from parks
2. Demographic profile
3. Socioeconomic factors
4. Cultural and ethnic characteristics
5. Geographical location
6. Climate
7. Special urban conditions
8. Local tradition and customs
9. New recreational trends
10. Quantity and quality of existing facilities
11. Private facilities
12. Available resources
13. Expressed needs and desires of citizens¹

1 Adopted from the Moorpark Parks & Recreation Master Plan.

V. NEEDS, ISSUES AND CONSTRAINTS

A. INTRODUCTION

The purpose of this section is to identify those needs, issues and constraints that are significant in determining policy necessary to guide future growth in Moorpark. The ~~preceding sections of this element~~ describe existing conditions relating to land, open space, scenic, mineral, air and water resources inherent to the City of Moorpark. These resources must be compared to both community needs and potential constraints so that a comprehensive plan can be developed. This section is dedicated to identifying those needs. Section VI presents the City's policies and plan for open space, conservation and recreation.

B. PLANNING FACTORS

In order to plan efficient methods of managing and preserving the available resources, as well as guiding their development, it is essential to have an understanding of how the population will increase, by what percent it will increase, where the distribution of increase will take place and the resources needed to direct and accommodate the needs of the population increase.

As of January 1985, the estimated population for the City of Moorpark was approximately 14,000 in 4,320 dwelling units. In January 1986, the population was 15,500.¹

At buildout, the City is estimated to have a projected population of 33,878, with an estimated housing stock totaling 11,070 dwelling units (3.00 persons per dwelling unit). Therefore, Moorpark will experience an approximate 56 percent growth rate increase, or an estimated increase of 19,500 by the end of the century.²

1 See the Moorpark Draft Housing Element, April 1985, for a full discussion of population and housing trends.

2 Moorpark Parks & Recreation Master Plan.

C. NEEDS AND ISSUES

The following needs and issues have been identified by an analysis of existing conditions, as well as by input from the concerned public.

- Quantitative Needs

The Master Plan of Parks and Recreation projects the following parkland needs:

<u>Needs</u>	<u>Acres</u>
Current	35
1990	115
1995	145
At Buildout	175

- Scenic Viewsheds -- Community residents find the views of the mountain ranges to the north and open space lands to the south and west unique resources that are important qualities that the City has to offer, worthy of maintaining and preserving. Uncontrolled urban development presents a potential threat to these resources. A significant potential exists in the opportunity to preserve and enhance existing views, thereby conveying a positive and aesthetically pleasing image of the City. Additional opportunities for views exist in the corridors linking Moorpark to other areas of Ventura County. These areas are designated on Figure 1.
- Open Space Areas -- One of the finest natural features that Moorpark has to offer is its vast quantity of open space. An objective of the Open Space, Conservation and Recreation Element is to identify how the City will preserve these essential areas. Maintenance and conservation of open space set the pace and tone for the character of future development in the City. Urbanization can threaten the continued preservation of open space resources, just as it can the existence of scenic viewsheds, so critical to the City's character.

The acquisition, preservation and enhancement of open space areas can shape and improve urban development, provide for the separation of

incompatible land uses, encourage more economical or desirable urban development, enhance visual and aesthetically pleasing viewsheds, and provide for the health, safety and welfare of the general public.

The Greenbelt Agreement Area, generally lying within the Tierra Rejada Valley, is a focal open space area. Because this area is excluded from any one city's sphere of influence, it serves as a defined entrance way to Moorpark's downtown from the Thousand Oaks area. As Moorpark develops an overall community design theme, the greenbelt concept can link both public and private open space areas.

- Master Plan of Parks and Recreation -- When adopted, the Master Plan of Parks and Recreation can serve as a guide to implement the goals and policies of the general plan. Its implementation will meet current City standards of park and recreational land development. Continued review of the Master Plan will enable it to adapt to the changing needs and demands of Moorpark residents. Currently, there is an identified need of 68.2 additional acres necessary to satisfy the community park needs throughout the seven designated zones in Moorpark. Projected facilities needed in acres at buildout (35,000 residents) is 175 acres.¹

Acquisition of land for parks and their subsequent improvement must be included in the City's financial and capital programming. Regulatory measures must include means of obtaining necessary land in conjunction with development, or fees in-lieu of dedication.

This Master Plan has the potential to increase land values within the City and bring about an improvement in the quality of life through the development of an environment conducive to leisure and recreation opportunities.

1 From Moorpark's Parks and Recreation Master Plan.

energy systems can be included in new homes, institutions, businesses and offices. In addition, because the City is still small and self-contained, the potential for using alternative modes of transportation (i.e., bicycles, public transportation) to reach a destination is a viable opportunity. There is a clear need to encourage the use of this energy resource for both conservation of energy and improving the area's air quality.

- Water Quality -- Water quality in Moorpark is regulated by the Ventura County Waterworks District No. 1, Division No. 1. The Ventura County Water Conservation Plan attempts to bring together water conservation efforts with the extent of enhancing the intelligent use of a limited water supply. Responsibility for quality and supply is the responsibility of collaborative and advocative efforts between planning entities.
- Air Quality -- The City of Moorpark is located in the Oxnard Plain airshed of Ventura County. The Ventura County Air Pollution Control District (CAPCD) is one of the most stringent air pollution control districts in the nation. Nevertheless, state standards are often exceeded in the Oxnard Plain during the "smog" season, May through October. This has significant implications for residents of Moorpark, as inferior air quality obstructs the unique viewsheds and scenic qualities that Moorpark has to offer. Achieving ambient air quality standards and the resulting visual clarity are important considerations in planning for the conservation of resources. Growth-inducing impacts related to air quality should be monitored carefully to protect and provide for visual access to scenic resources.

D. CONSTRAINTS

Constraints can be defined for planning purposes as obstacles or barriers that restrict or limit policy decisions. Identifying constraints aids in the process of analyzing the types and degrees of obstacles present and what effort will be required to either overcome the obstacles or make compromises on obstacles that cannot be resolved by other means.

The following constraints have been identified for the Open Space, Recreation and Conservation Element:

- Fiscal Limitations -- The City of Moorpark has very few revenue generators that strengthen its tax base. As a result, the constraints imposed on acquiring land for the purposes of recreation and/or conservation of open space resources are significant. Typically, land acquisition for park and open space resources, development of recreation facilities, landscaping of scenic corridors and arterial highways ~~compete~~ with other City priorities. The solution to this constraint lies in the city's ability to define its priorities for maintaining and preserving open space and recreation areas. Alternative sources of funding must be sought to supplement fiscal limitations. Programs designed to reserve and dedicate areas of recreational open space and scenic value should be developed as well. This constraint underscores the need for Quimby-generated fees, dedications, and other developer-generated fees as they relate to development proposals. In the event the city establishes a redevelopment agency, tax increment revenue would provide a stable and predictable source of revenue to implement the goals, policies and programs of this element.
- General Plan Goals and Objectives -- In some instances, the goals and policies established in the Moorpark General Plan impose constraints on the type and/or location of open space, conservation and recreation areas and facilities. For examples, active recreation areas require relatively flat areas. These areas are also desirable for land uses such as residential, school and hospitals. Land use compatibility becomes important, and buffers between the recreation area and adjacent land uses must be developed to mitigate impacts. The noise, light and glare generated by active recreation areas will restrict the location and intensity of active recreation sites. For instance, the lighting systems necessary to illuminate an evening football game and the sound system necessary to announce a game may not be compatible with surrounding residential land uses. Although the noise and light and glare standards may meet with the goals and objectives of the General Plan, they would be competing with potentially incompatible land uses. The selection of potential sites must be sensitive to these concerns.

- Safety -- U.S. Army Corps of Engineers flood control operations may hinder or restrict open space and recreational uses (i.e., Arroyo Simi) through dredging activities designed to promote the health, safety and welfare of the general public. Currently, the Arroyo Simi presents yet another constraint. Due to dumping activities and the use of concrete as a bank stabilizer, the Arroyo negatively impacts its potential quality as a visual resource.
- Rights Attendant on Private Ownership of Property -- The constraint imposed on public agencies by private ownership of land is fundamental. Often, this presents itself in areas of property maintenance, use and reuse of existing facilities and in development standards applicable to new construction. In Moorpark, land acquisition for open space, conservation and recreation purposes must be balanced against these privately held property rights. The solution rests in defining community needs for additional land acquisition in a manner that will recognize both public needs and private rights.
- Jurisdictional Constraints -- Many open space, conservation and recreation issues are within Moorpark's responsibility whereas some issues are not. Examples of the latter include regional park acquisition, development and maintenance, air quality and water conservation. Other agencies have principal responsibility for managing and planning for use of these resources. In response to and in support of this situation, Moorpark has often adopted policies developed by other jurisdictions. In other cases, the City has cooperated with such agencies in developing policies and action plans. In some instances, City actions could not affect the course of action that the agency wished to pursue. Although direct actions are often limited, the City should continue to participate in cooperative planning and regional and statewide advocacy programs to best achieve Moorpark's goals and plans.

VI. GOALS AND POLICIES

Goals and policies result from the needs, issues and constraints identified in the previous chapters. They are based on an assessment of these existing conditions as they impact community values.

- ~~Goals are~~ broad statements identifying major aspirations of the City. They describe desired results in ways that are general and unmeasurable.
- Policies are specific statements committing the City to courses of action.

GOAL 1

Preserve and enhance the unique aesthetic and visual qualities of Moorpark as a city with scenic topographic features and elements that promote the quality of life that Moorpark citizens pursue.

Policy 1.1 - Protect the scenic viewsheds both to and from the City of Moorpark. This shall include those views extending north to the Santa Susana Mountains and south to Tierra Rejada Valley. This will extend to any new development and to any future renovations and additions that may potentially obscure a viewshed.

Policy 1.2 - Study, monitor and link the existing Greenbelt Agreement Area to include landscaped arterial roadways as entrance ways to the City, bikeways, equestrian paths and hiking trails, to create a network of aesthetically pleasing links into and around the City.

Policy 1.3 - Develop an architectural and landscape architectural design theme throughout the City that will serve as a guideline and a functional expression to promote the unique aesthetic and visual qualities through future developments.

Policy 1.4 - Develop a hillside conservation, preservation and management program that functions to discourage ridgeline development and/or alteration.

Policy 1.5 - Explore with SCE and local utilities the potential to underground existing above-ground lines.

GOAL 2

Acquire, provide and maintain public parkland for both passive and active use that is equally accessible to the community on a neighborhood, community and regional basis.

Policy 2.1 - Encourage the joint use of facilities such as public schools, public and private spaces and rooftops to efficiently use all areas offering recreation potential.

Policy 2.2 - Encourage and ensure equal access to parklands for all residents, including the young, handicapped and elderly.

Policy 2.3 - Encourage the development and provision of recreational activities that are both active and passive; e.g., hiking, biking, running, sightseeing, swimming.

Policy 2.4 - Coordinate among all public and private organizations to eliminate duplication of recreational services and opportunities.

Policy 2.5 - Provide recreational/leisure parklands at the standards set in the Moorpark Parks and Recreation Master Plan.

Policy 2.6 - Acquire and provide parklands in areas where existing demand is the greatest in proportion to population.

Policy 2.7 - Conduct surveys to determine park and recreational needs and trail alignments of community.

Policy 2.8 - With funds received from in-lieu payments to the City, develop parklands and the trail system, consistent with the needs identified in the Park and Recreation Master Plan.

Policy 2.9 - Adopt the proposed Master Plan of Parks and Recreation to serve as a guide for the provision and maintenance of parkland.

Policy 2.10 - Recommend the periodic update and revision of the Master Plan of Parks and Recreation to accommodate the changing needs and priorities of the community.

GOAL 3

Ensure the health, safety and general welfare of the public through designating land uses that will minimize the risk of danger to the public.

Policy 3.1 - In areas designated for flood control purposes, promote the use of the area for passive recreation activities, (e.g., hiking, fishing, bike riding) and reserve in open space use until the land can be used for a purpose.

Policy 3.2 - Where the Safety Element of the General Plan defines an area where building or development should be limited, promote the use of the property for recreation uses that do not require infrastructure (e.g., hiking, fishing, bike riding) and reserve the area in an open space category.

GOAL 4

Preserve and maintain the physical and biological environment from future growth-related degradation. In those areas where degradation is inevitable, ensure the restoration of affected areas.

Policy 4.1 - Cooperate and participate in regional air quality management plans, programs, enforcement measures and mitigation measures designed to reduce and/or minimize the amount of primary and secondary air pollutants.

Policy 4.2 - Conserve and protect water quality supplies through cooperative efforts with the Ventura County Water Conservation Plan and any future regional water quality and water supply plans and programs that may be instrumental in reducing water quality-related problems.

Policy 4.3 - Conserve, preserve and enhance the quality of biological and physical environments throughout the City of Moorpark. Require restoration of those areas unsatisfactorily maintained or subsequently degraded.

Policy 4.4 - Protect agricultural areas from future development. This policy applies to those that are agriculturally productive and/or have beneficial qualities for designated use as open space corridors, existing viewsheds or open space.

GOAL 5

Enhance and encourage communication channels throughout the community to provide up-to-date information on environmental issues and opportunities.

Policy 5.1 - Develop a public information program that can: (1) educate community residents as to the nature of the issues, opportunities for public input and dates and times of public participation meetings, hearings, workshops, etc; and (2) respond to current local issues and problems.

Policy 5.2 - In cooperation with gas and electric utilities, prepare public information releases regarding the value of energy conservation efforts, current technology in home energy-saving techniques and, when economically feasible, encourage use of passive solar energy plans and programs for home and business use.

GOAL 6

Maintain and enhance the open space and designated nongrowth areas for conservation, agriculture, ranching, recreation, leisure and aesthetic purposes.

Policy 6.1 - Encourage public advocacy in programs to locate and retain areas for use as open space through dedication or deed restriction.

Policy 6.2 - Maintain open space lands that are well suited to their intended uses and that will result in the most efficient use of land. All such lands should be designed and managed for the convenience, health, safety and pleasure of intended users and should represent positive examples of open space planning and energy conservation.

GOAL 7

Protect scenic and recreational resources from adverse impacts resulting from oil exploration or oil drilling.¹

1 Derived from the Land Use Element, Goal 2, Policies 4 to 13; page 36.

Policy 7.1 - All oil and gas production sites or development shall be landscaped in accordance with an approved plan.

Policy 7.2 - All production sites shall be screened from any public road or residence located within 500 yards by natural terrain or flora which will reach the height of production equipment within 5 years.

Policy 7.3 - Drill sites that would be silhouetted on a ridge or prominent knoll shall not be permitted.

Policy 7.4 - Drill sites necessitating an inordinate amount of cut and fill shall not be permitted.

Policy 7.5 - New oil activity of any kind should not affect the quality or quantity of the present water supply so as to pollute or to prevent the domestic or agricultural use of water supply.

VII. IMPLEMENTATION PROGRAMS AND RECOMMENDATIONS

The following programs are designed to implement the goals and policies set forth in the Section VI. These programs describe actions that the City will take to attain community goals for the management of open space, conservation and recreation resources.

<u>Implementation Program</u>	<u>Corresponding Policy(s)</u>
1. All site plans will be subject to a design review process to ensure that viewsheds and scenic corridors are either protected and/or enhanced. The City will make appropriate recommendations on all proposed development within the community.	(1.1)
a. For proposed development within the Moorpark area of influence but outside of the City's jurisdiction, a referral system will be designed and implemented with neighboring jurisdictions that enables the City to review and comment upon such proposals. This will include both public and private projects.	
2. The City will review at least at 5-year intervals, its Land Use Element and zoning ordinance on a regular basis to ensure that aesthetic areas with the greatest sensitivity and scenic qualities are protected and/or enhanced.	(1.1)
3. The City Council shall consider the impacts on scenic resources of capital improvements submitted for approval.	(1.1)
4. The City will ensure that prior to development of an area, parklands and potential open space areas and trail systems are evaluated to protect the surrounding environment and property while taking advantage of the city's existing and potential open space and recreation resources.	(1.1)

Implementation Program

Corresponding
Policy(s)

5. The City will prepare a specific plan or plans for the community greenbelt system. Expanded areas will include detailed guidelines for landscape architectural treatments on all arterial highways, trails and paths. The plan will address the possibility of linking the greenbelt area with other designated open space areas, parks, trails and other recreational places to create a visual network of green space. This system should link both public and private open space resources. (1.2)
6. Regulatory ordinances shall be revised to reflect the specific plan for retention and future use of the greenbelt. (1.2)
7. The City will study and evaluate the existing bicycle trails, equestrian trails and hiking trails plan. The revised plan should define linkages among major scenic viewsheds, open space and recreation resources and downtown activity centers. The revised plan should consider possible linkages to county flood control areas, State Fish and Wildlife-regulated property as well as utility easements and agricultural farmlands. In this connection, the plan will mitigate the potential conflicts between trail use and agricultural production, as far as possible. (1.2)
8. Moorpark will implement those portions of the trails plan located within its jurisdiction, using development review and capital budgeting procedures. Funding will be sought from both public and private sources. The county and neighboring jurisdictions will be encouraged to implement portions of the trail system that fall within their jurisdictions. (1.2)
9. The City will encourage private landscaping along all major arterials to mitigate existing visual problems and preclude potential problems, and will utilize assessment districts to maintain those in the public right-of-way. (1.2)

Implementation Program

Corresponding
Policy(s)

10. The City will prepare an overall design theme that describes those architectural, aesthetic and cultural qualities the community wants to promote. (1.3)
11. The City will review zoning ordinances and subdivisions to reflect a hillside preservation and management plan to protect scenic natural resources, thereby discouraging alteration to, and development of, the ridgeline system consistent with the city's adopted Land Use Element, open space area should be preserved. (1.4)
12. The City will encourage the use of contour grading in areas where development activities require grading practices. The City will develop a hillside grading ordinance. (2.1)
13. The City, through review of existing facilities and proposed designs by the Park and Recreation Commission, will ensure that the design of open space and parklands will provide multipurpose activities and opportunities to satisfy the greatest number of community needs and demands. (2.2)
14. The City will ensure that all recreational facilities and open space recreation areas are accessible to the handicapped, young, elderly and any other special populations. This will be accomplished in review of plans for new facilities and through surveying existing facilities. (2.3)
15. Existing barriers to access of recreational and/or open space resources will be identified and removed or modified. Removal of such barriers will be completed as funds in the capital improvements budget become available. If such funds cannot be obtained, other sources (e.g., foundation and government grants) will be sought. (2.3)

Implementation Program

Corresponding
Policy(s)

16. In its review of public works as required by Section 65401 of the state planning law, the City will ensure that recreation opportunities are included, insofar as these are reasonably related to the purpose and functioning of the improvements being constructed. Such recreation opportunities shall include, but not be limited to, active and passive recreation, biking, walking, jogging, picnicking and viewing. (2.2, 2.5, 3.1)
17. In the conduct of its recreation program, the City shall ensure that a variety of recreation opportunities are available to Moorpark residents. Where necessary, surveys of the population will be conducted to determine and evaluate the interests, issues and needs of the community. (2.4)
18. The City, through its Parks and Recreation staff and Commission, will ensure the consistent and timely execution of recreation programs at hours of operation in concert with community needs which shall include consideration for potential impacts on adjacent properties. (2.4)
19. The City will develop a program through the Parks and Recreation Commission to redesign those parklands that no longer meet the recreational needs of their surrounding service populations. (2.5)
20. The City will ensure the architectural design and landscape scheme of proposals for recreational areas result in minimum maintenance costs and maximum public access and use. 2.5
21. The City will coordinate with local school officials (i.e., school district and Ventura County) to establish hours of use and operation of recreation policies, types of activities offered, length and time of operation, to maximize available recreation resource and minimize duplication of activities. (2.6)

Implementation Program

Corresponding Policy(s)

22. The City and Parks and Recreation Commission will ensure that all proposed facilities will serve at least one of the three levels of park: neighborhood, community or regional. (2.7)
23. As funds become available from in-lieu payments and other sources, the City will acquire and improve needed parklands. Priority in expenditure of funds will be in those areas with the greatest current need as specified in the Parks and Recreation Master Plan. (2.8)
24. The City will require that all new subdivisions and multiple-family residential planned developments, dedicate a portion of the proposed land and/or pay a fee for the purpose of providing parks and recreational facilities to serve future residents of the property being subdivided, as stated in Section 8297-4 of Article 17, of the Moorpark Municipal Code, Improvement Fees, Dedications and Reservations. (2.10)
25. The City shall review and revise the adopted Master Plan of Parks and Recreation at least at 5-year intervals to reflect changing needs and demands of the community. (2.12)
26. As funds and/or deed restrictions become available the City will acquire properties that are appropriate for use as open space, greenbelt and parks and recreational planning. (3.2)
27. To maintain and protect air quality in Moorpark, the City will work with the South Coast Air Quality District, Oxnard Plain Airshed, the County of Ventura, the California Air Resources Board, federal agencies and local developers to ensure the steady improvement of air quality throughout Moorpark and the surrounding region. (4.1)

Implementation Program

Corresponding
Policy(s)

- | | | |
|-----|---|-------|
| 28. | The City will promote water conservation in concert with the Ventura County Waterworks District No. 1, Division No. 1, and any other agency related to water quality. The City will support the Ventura County Water Conservation Plan objective to provide adequate supplies of high-quality water now and in the future. | (4.2) |
| 29. | The City will encourage the development of only those facilities that preserve and/or enhance visual, biological and physical resources. | (4.3) |
| 30. | In coordination with local utility companies, the City will develop an informational packet or brochure delineating the benefits and potential costs of solar energy systems to Moorpark residents. | (5.1) |
| 31. | The City will initiate a public participation program that will research and identify areas suitable for use as open space through private funds, dedication or other means. | (6.1) |
| 32. | The City will coordinate with the local utility companies to determine locations whereby utility easements can be part of the overall OSCAR element. | (6.2) |
| 33. | The City will identify areas where the designation of desired open space is essential to achieve City goals. Such areas will be reflected in the zoning ordinance and land use element map. | (6.2) |
| 34. | The City will review all oil resource-related projects that interface with open space resources. As part of the approval and permit process, the City shall require or recommend changes in the architectural design, landscape materials, setbacks, treatment of architectural details (color, texture, shape, etc.) to ensure visual and functional compatibility with existing and adjacent land use designations. | (7.2) |

Implementation Program

Corresponding Policy(s)

35. Development of oil-resource sites or residential developments that obscure or alter the natural ridgelines shall not be permitted. The City shall not permit unsightly terracing, contour grading, grading and filling of hillsides. The City shall recommend the development of an oil resource-related project's grading ordinance. (7.3, 7.4)
36. The City shall maintain collaborative relations with the Ventura County Water District to ensure that new oil-related activities of any kind do not affect the quantity and quality of the present water supply. This consistent communication and reaction to problems that may arise will function to prevent the pollution of domestic or agricultural use of water supply. (7.5)
37. Upon approval of any drilling operations, the City shall require development of detailed standards and recommend measures for the adaptive reuse and/or restoration of land no longer economically profitable for oil exploration or recovery uses. (7.6)
38. The City will adopt a tree replacement ordinance that will identify tree species desired to be protected, a replacement ratio and an implementation program. (1.1, 1.2, 1.3, 4.3)

APPENDIX A - GREENBELT AGREEMENT

RECEIVED DEC 17 1985

CTO RESOLUTION NO. 84-143

S.V. RESOLUTION NO. 84-34

MOORPARK RESOLUTION NO. 84-110

A JOINT RESOLUTION OF THE CITY COUNCILS OF THE CITIES OF
MOORPARK, SIMI VALLEY AND THOUSAND OAKS,
AND THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA ESTABLISHING
A GREENBELT WITHIN THE TIERRA REJADA VALLEY

WHEREAS, a greenbelt can be defined as an area consisting of prime agricultural or other open space land, as defined in Section 35046 and 65560 of the Government Code, which is preserved in agricultural or other open space uses; and

WHEREAS, the area lying generally in the Tierra Rejada Valley west of the City of Simi Valley, north of the City of Thousand Oaks, and south of the City of Moorpark is difficult for any of the Cities or the County to service with sewers, water, police, fire and other municipal services;

WHEREAS, all the community and regional plans designate the Tierra Rejada Valley for agricultural and open space uses and the area is excluded from all city spheres of influence; and

WHEREAS, the City Councils of the Cities of Moorpark, Simi Valley and Thousand Oaks, and the Board of Supervisors of the County of Ventura hereby find that the lands described below are worthy of retention in agricultural and other open space uses for the overall best interests of the cities, the County and the State.

NOW, THEREFORE, BE IT RESOLVED, the Moorpark City Council, Simi Valley City Council, Thousand Oaks City Council and Ventura County Board of Supervisors hereby establish this greenbelt for the Tierra Rejada Valley and agree to a policy of non-annexation and retention of open space uses for the properties in the Tierra Rejada Valley as shown on the map attached as Exhibit A of this resolution and generally described as follows:

Bordered on the north by the City of Moorpark, Moorpark Road, the Tierra Rejada Valley Watershed, and the City of Simi Valley; on the east by the City of Simi Valley; on the south by the City of Thousand Oaks and on the west by the Arroyo Santa Rosa and the Las Posas Hills.

BE IT FURTHER RESOLVED that the following implementation measures be established:

At such time as the provisions of the greenbelt agreement are abrogated by the County with regard to any of the remaining area within the boundaries of Waterworks District No. 8, LAFCO shall automatically reconsider the proper location of the City of Simi Valley's Sphere of Influence boundary in this area, subject only to the City amending its General Plan to include such area.

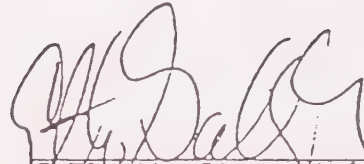
Should the City of Moorpark propose to annex any portion of the territory in the Tierra Rejada Valley located within Waterworks District No. 8, LAFCO shall automatically reconsider the proper location of the City of Simi Valley's Sphere of Influence boundary in this area, subject only to the City amending its General Plan to include such area.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission is requested to endorse the greenbelt and to continue to act in a manner consistent with the preservation of the aforementioned lands for agricultural and other open space purposes.

THE CLERKS ARE DIRECTED to send a certified copy of this resolution to the Local Agency Formation Commission.

CITY OF SIMI VALLEY

PASSED and ADOPTED on March 26, 1984



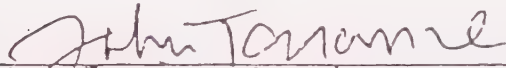
ELTON GALLEGLY, MAYOR OF THE
CITY OF SIMI VALLEY, CALIFORNIA

ATTEST:



Linda Papworth, Deputy City Clerk
City of Simi Valley, California

APPROVED AS TO FORM:



John Torrance, City Attorney
City of Simi Valley, California

APPROVED AS TO CONTENT:

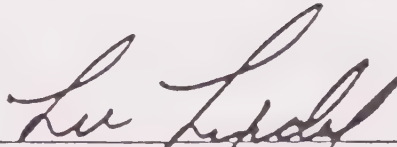
M. L. Koester, City Manager
City of Simi Valley, California



James L. Arnold, Director
Department of Community Development
City of Simi Valley, California


CITY OF THOUSAND OAKS

PASSED and ADOPTED on ~~XXXXXXXX~~ June 5, 1984




LEE LAXDAL, MAYOR OF THE
CITY OF THOUSAND OAKS, CALIFORNIA

ATTEST:



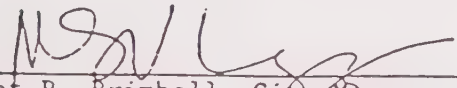
Nancy A. Dillon, City Clerk
City of Thousand Oaks, California

APPROVED AS TO FORM:



Mark G. Sellers, Acting City Attorney
City of Thousand Oaks, California

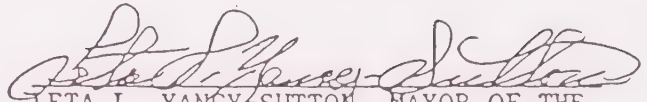
APPROVED AS TO ADMINISTRATION:




Grant R. Brimhall, City Manager
City of Thousand Oaks, California

CITY OF MOORPARK

July 2
PASSED and ADOPTED on ~~February~~ February __, 1984


LETA L. YANCY-SUTTON, MAYOR OF THE
CITY OF MOORPARK, CALIFORNIA

ATTEST:


Doris D. Bankus, City Clerk
City of Moorpark, California



COUNTY OF VENTURA

THE FOREGOING RESOLUTION was duly and regularly adopted by the Board of Supervisors of the County of Ventura, California on February 21, 1984.


Chair, Board of Supervisors

Attest:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California and ex-officio Clerk
of the Board of Supervisors
thereof.

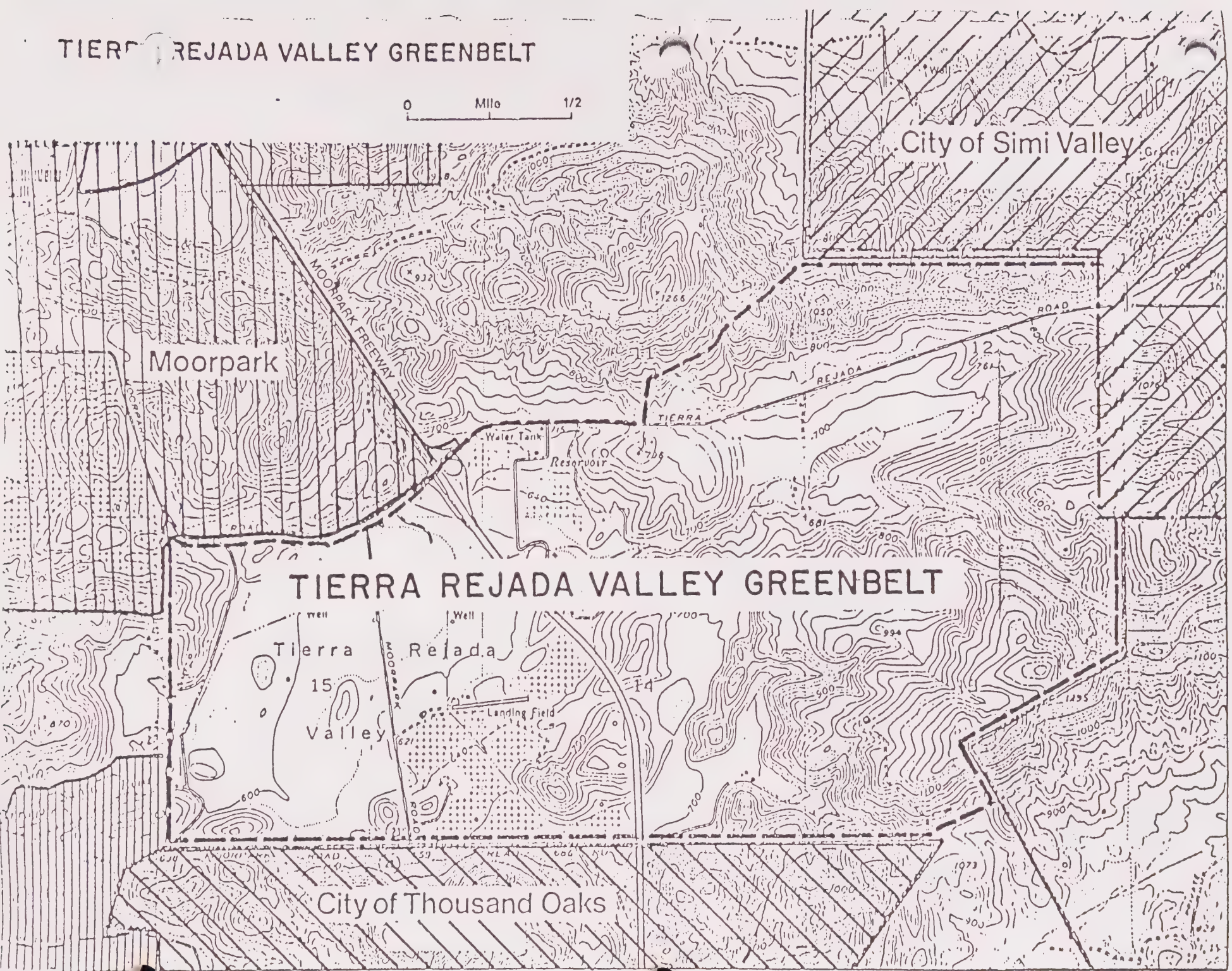
By:


Deputy



TIER REJADA VALLEY GREENBELT

0 Mile 1/2



APPENDIX B - AIR QUALITY

The City of Moorpark is located in the Oxnard Plain airshed of Ventura County. Air quality in the basin is determined by both primary and secondary air pollutants. Primary pollutants are those emitted directly from a source into the atmosphere and include carbon monoxide (CO), oxides of nitrogens (NO_x), reactive organic compounds (ROC), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and particulates. Secondary pollutants are created with the passage of time in the air mass by chemical and photochemical reactions (often involving primary pollutants). Examples of secondary pollutants include oxidants, primary ozone (O₃) and sulfate particulates. Air quality in an area is a function of the primary and secondary pollutants, the existing regional ambient air quality and the topographical and meteorological factors influencing the transport of pollutants.

Climate and Meteorology

The Moorpark climate is described as Mediterranean or dry subtropical. Average annual temperature difference is 28°F, ranging from an average minimum of 44°F in January to an average maximum of 72°F in September. Mean annual precipitation averages about 14 inches, most of which occurs between November and April. Seasonal climate differences are of sufficient degree to result in greater air pollution from May through October.

Large-scale meteorological factors over the Pacific Ocean and the continent determine the factors affecting the dispersion of air pollutants in the area. From April through October, daytime westerly winds predominate. There is a tendency for winds to reverse and move offshore from early nighttime and morning, then turn onshore again. The seasonal period also experiences more frequent thermal inversion layers, capable of trapping air pollutants near the surface. From October through March, higher speed, northeasterly winds are typical and generally have a cleansing effect on the basin.

Ambient Air Quality

Ambient air quality is given in terms of state and federal standards adopted to protect public health with a margin of safety. In addition to ambient standards,

California has adopted episode criteria for oxidants, carbon monoxide, sulfur dioxide, nitrogen dioxide and particulate matter. The episode levels represent short-term exposures at which public health is actually threatened. In Ventura County, air quality data are collected by the Ventura County Air Pollution Control District (APCD). The closest APCD air quality monitoring stations are located in Simi Valley and El Rio. The study area is approximately equidistant between these two stations; therefore, air quality data for these stations are considered most indicative of the study area's air quality. Based on 1979-1983 data from these stations, the following air quality trends have developed.

- Ozone (O₃) -- The Oxnard Plain airshed is a nonattainment area for ozone. All monitoring stations in Ventura County have experienced adverse levels of ozone. Standards are most often exceeded during the "smog season," May through October. During 1983, the state ozone standard was exceeded 17 days at the El Rio Station and 109 days at the Simi Valley Station. The federal ozone standard was exceeded 7 days and 49 days at the El Rio and Simi Valley Stations, respectively, during this same period. Additionally, the federal standard was exceeded an average of 5.8 days at the El Rio Station and 45.3 days at the Simi Valley Station in 1979 through 1982.

Annual trend data for the basin show that maximum ozone concentrations increase farther inland. The highest maximum hourly concentration in Ventura County was 0.23 ppm at the Simi Valley Station on September 12, 1983. The second highest was 0.21 ppm on October 20, 1983, also recorded at the Simi Valley Station. These were the only measurements for 1983 to reach or exceed the California State 1 alert level of 0.20 ppm.

- Total Suspended Particles (TSP) -- The Oxnard Plain airshed is also a nonattainment area for TSP. TSP data from the El Rio Station did not meet the criteria for representativeness for the years 1979, 1980, 1982 and 1983. Additionally, the Simi Valley Station does not meet the criteria for the years 1980, 1982 and 1983; however, the data indicate that the state standard (100 micrograms per cubic meter) in 1983 was exceeded two times in El Rio and nine times in Simi Valley. The federal standards of 150 and 260 micrograms per cubic meter are rarely, if ever, exceeded. It

should be noted that TSP exceedances for both state and federal standards have significantly decreased each year since 1979.

- Carbon Monoxide -- In general, carbon monoxide standards are rarely, if ever, exceeded, due to the basin's proximity to the coast and its semirural character. The 1-hour NAAQS and state CO standards are 35 ppm and 20 ppm, respectively. The maximum hourly concentrations measured in Ventura County were 15 ppm on December 8, 1983, in Simi Valley; therefore, the state and federal CO standards have not been exceeded at the El Rio or Simi Valley air monitoring stations.
- Nitrogen Dioxide -- The state and federal NO₂ standards have not been exceeded at the El Rio or Simi Valley air monitoring stations.
- Sulfur Dioxide -- The state and federal SO₂ standards have not been exceeded at the El Rio or Simi Valley air monitoring stations.

Air Quality Management Plan

Under provisions of the Federal Clean Air Act, Ventura County developed an Air Quality Management Plan (AQMP) in 1979 and 1982 that addressed attainment of the national ambient air quality standards. The 1979 AQMP demonstrated that Ventura County would attain the national ambient air quality standard (NAAQS) for ozone by 1987. Under the 1979 plan, if projects were determined to be consistent with the AQMP, they were found to have no significant impact on air quality.

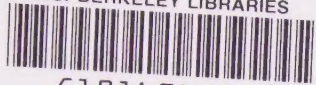
The 1982 AQMP indicates that the NAAQS ozone standard will not be attained in this century in the Oxnard Plain airshed, given current emission controls and controls scheduled for adoption. Based on this finding, a determination of consistency with the AQMP no longer provides an acceptable method for determining the air quality impact of an individual project in the Oxnard Plain airshed. Thus, in response to California Environmental Quality Act (CEQA), guidelines and comments submitted by the Air Resources Board during review of the 1982 AQMP, and the APCD has revised its local guidelines for preparing air quality impact analyses. The guidelines were adopted by the Ventura County Board of Supervisors in July 1983.

The Ventura County Board of Supervisors has determined that future projects within the Oxnard Plain airshed that emit 13.7 tons per year or more of reactive organic compounds (ROC) or oxides of nitrogen (NOx) will cumulatively and individually jeopardize attainment of the ozone standard and thus have a significant adverse impact on air quality.

APPENDIX C

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